

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

### 1. Name of Property

historic name Peters, Louis H., House

other names/site number \_\_\_\_\_

### 2. Location

street & number 408 East Sixth Street [N/A] not for publication

city or town Washington [N/A] vicinity

state Missouri code MO county Franklin code 071 zip code 63090

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [x] locally.  
( See continuation sheet for additional comments [ ]. )

 8 August 2000  
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ]. )

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper \_\_\_\_\_

Date \_\_\_\_\_

[ ] entered in the National Register.

See continuation sheet [ ].

[ ] determined eligible for the  
National Register.

See continuation sheet [ ].

[ ] determined not eligible for the  
National Register.

[ ] removed from the National  
Register.

[ ] other, (explain:)

See continuation sheet [ ].

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**5. Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)			
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>0</u>	buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site			
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u>	sites
	<input type="checkbox"/> object	<u>0</u>	<u>0</u>	structures
		<u>0</u>	<u>0</u>	objects
		<u>2</u>	<u>0</u>	Total

Name of related multiple property listing.

Historic Resources of Washington, MissouriNumber of contributing resources  
previously listed in the National  
Register.N/A**6. Function or Use**

## Historic Functions

Domestic: single dwelling

## Current Functions

Domestic: single dwelling**7. Description**

## Architectural Classification

Other: Gable Front

## Materials

foundation stonewalls brickweatherboardsroof asphalt

other \_\_\_\_\_

See continuation sheet [ ].

See continuation sheet [ ].

**Narrative Description**

See continuation sheet [x].

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**8. Statement of Significance****Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

See continuation sheet [x].

**9. Major Bibliographic References****Bibliography**

See continuation sheet [x].

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Areas of Significance**

Architecture

**Period of Significance**

ca. 1914

**Significant Dates**

ca. 1914

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☒ Other:

Name of repository:

Washington Historical Society, Washington, MO

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**10. Geographical Data**Acreage of Property less than one acre**UTM References**

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	673440	4268880			

C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Becky L. Snider, Ph.D.  
organization Private Consultant date March, 2000  
street & number 1008 Sunset Drive telephone 573-256-1105  
city or town Columbia state Missouri zip code 65203

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional Items**

(Check with the SHPO or FOP for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FOP.)

name Emma Engemann c/o Florentine Wunderlich  
street & number 805 Schaper Ave telephone (636) 239-2211  
city or town Washington state MO zip code 63090

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7. Description, continued.

Summary:

The Louis H. Peters house is located at 408 East Sixth Street in Washington, Franklin County, Missouri. Built circa 1914 it is a one and one-half story Gable Front house with a stone foundation, brick walls and a full width front porch. It has a two bay facade, segmental arched window and door openings and a Victorian style porch. The Peters house is representative of Property Type F: Gable Front, and it meets the registration requirements for that property type set forth in MPS Cover document "Historic Resources of Washington, Missouri." The period of significance of circa 1914 is based on the construction date of the house.

The Peters house is very much intact and is in excellent condition. The original form and patterns of fenestration are little changed, and the house appears today much as it did when it was constructed. The interior also is very much intact. Most of the original door and window trim, the early or original four panel doors, and the wood floors are in place and in excellent condition. A frame one car garage with a gable roof, which is the same age as the house, sits to the south of the house. It is a contributing building and the only other resource on the property. The Peters house is one of the more intact Gable Front houses in the study group, and it is a fine example of the blending of a popular twentieth century house form with Victorian and Missouri-German detailing.

Elaboration:

The Louis H. Peters house is located on the south side of East Sixth Street just east of Hooker Street, in a residential neighborhood. It faces north and sits close to the sidewalk on a narrow rectangular lot which slopes gently down away from the street. Nearby houses represent a mix of types and construction dates. The single car garage, which sits just to the south of the house, has weatherboard siding and a front facing gable roof. It is early or original. (See Photo No. 9 and Figure One)

The house sits on a stone foundation, and it has brick walls and a gable roof. It has an asymmetrical two-bay facade. (See Photo Nos 1, 2, 4) The door and window openings throughout the house are topped with segmental arches; the windows have early or original one-over-one double hung sash. The first floor of the two bay facade has a door and two windows. On the west side of the facade, the front door and a one-over-one window are sheltered by an open porch. The porch, which is early or original, has turned wooden posts and a simple wooden balustrade. On the east side of the facade, a pair of one-over-one windows is set into a single segmental arched opening. The front door is topped by a single light transom. There is a one-over-one window in the upper gable end.

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The rear elevation is basically a mirror image of the front elevation. (See Photo No. 3) The back door, which is topped by a single light transom, is set off center and is flanked by two double hung windows. A one-half width shed-roofed porch, which is early or original, shelters the back door and one window. Like on the facade, a double hung window is centered in the upper gable end. The bulkhead entrance to the basement is also located on the rear elevation. The side elevations are unadorned. Star shaped wall ties provide the only embellishment. The west elevation has two equally spaced windows. The east elevation has three windows which are clustered in the center of the wall; two are the same size as the other windows in the house, and one is smaller.

The interior of the Peters house is very much intact, and it is in excellent condition. (See Photo Nos. 5-8) The early or original window and door trim, the four panel doors and the wood floors are all in place. The woodwork and doors are simple in design, but they have early or original faux graining. (See Photo No. 8). The house has a simple rectangular plan. (See Figure One) The front door opens to a hallway which contains the stairs to the upper floors. The staircase, railing, chamfered balusters, and newel post are all original. To the west, a door in the side of the hallway leads to the living room; a door at the back of the hall leads to the kitchen. In the rear corner of the house opposite the entrance hall, there is a bedroom. This room probably originally served as the dining room. The stairs to the basement are located beneath the stairs to the second floor and are accessed from the kitchen. The second floor has two bedrooms and one bath. The woodwork and doors on the second floor also have faux graining and are in excellent condition.

Overall, the Peters house appears today much as it did when Louis Peters owned it. It is very much intact, both inside and out, and continues to function, as it has since it was constructed, as a single family dwelling.

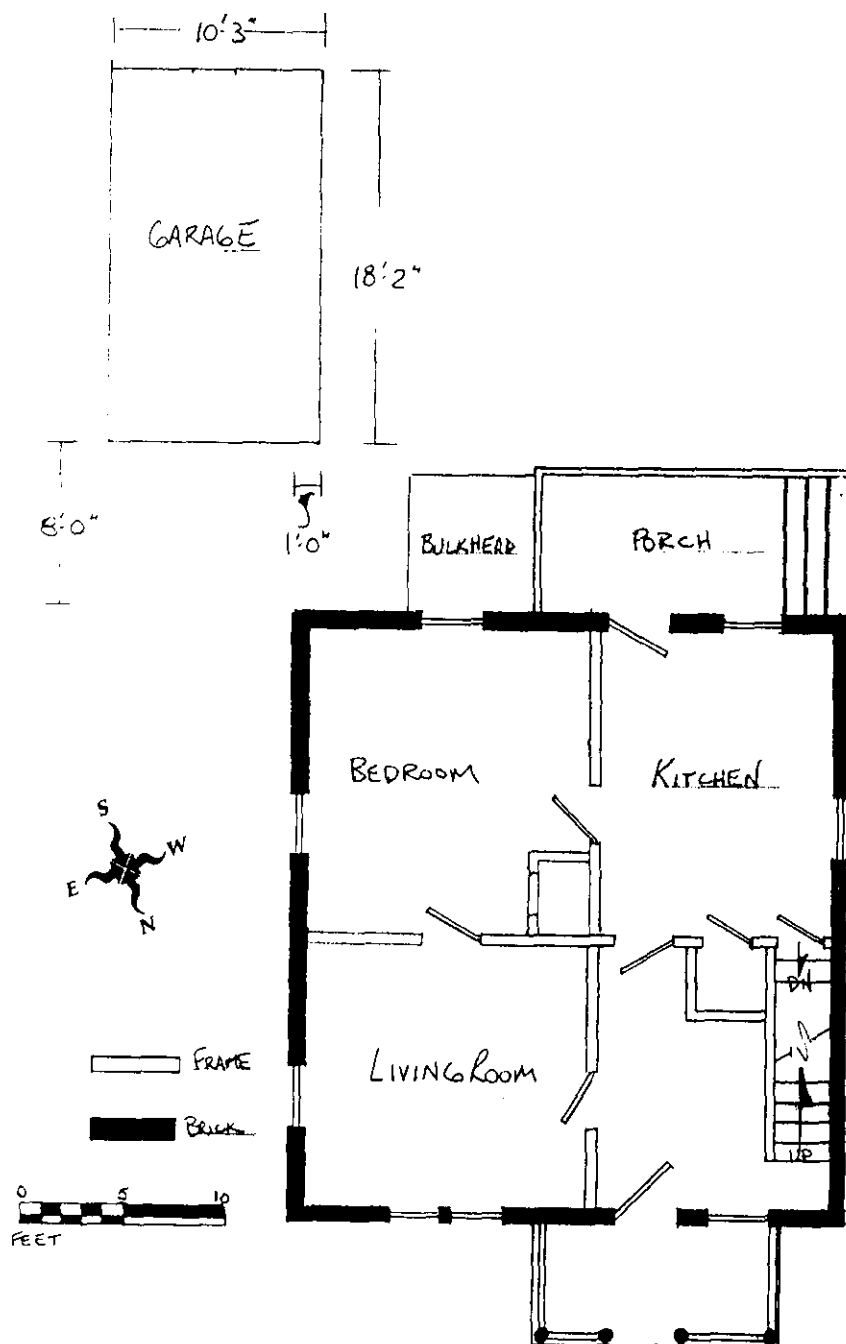
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Figure One: Site Plan and First Floor Plan. Drawn by Becky Snider.



WEST 6<sup>TH</sup> STREET

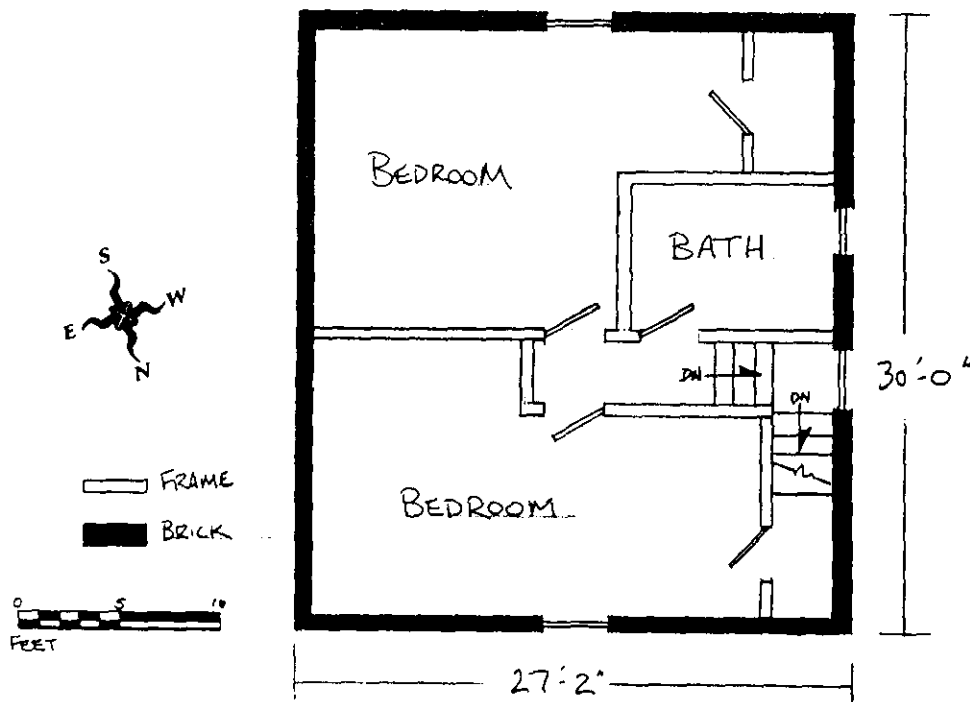
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Figure Two: Second Floor Plan. Drawn by Becky Snider.



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**Summary:**

The Louis H. Peters house located at 408 East Sixth Street is a highly intact Gable Front house. It is an excellent example of Property Type F: Gable Front. It meets the registration requirements set forth in the MPS Cover document "Historic Resources of Washington, Missouri" and falls under the historic context "Architectural Development: 1839-1950." As such, it is significant under Criterion C in the area of ARCHITECTURE. It is typical in plan, massing, materials and detailing of Gable Front dwellings in Washington.

The house was built ca. 1914 by Louis Peters, a local lumber yard worker. The period of significance of circa 1914 is based on the construction date of the house. Both the house and the garage are contributing buildings, and they are the only resources on the property. The Peters house is highly intact, both inside and out, and retains integrity of location, design, setting, materials, workmanship, feeling and association.

**Elaboration:**

The Peters house is typical of Gable Front houses in Washington. It has brick walls, segmental arched window and door openings and a Victorian style front porch. It is likely that the plan for the house was purchased from an architectural pattern book, as the house is very similar to other Gable Front houses in town. In the late nineteenth and early twentieth century, builders in Washington began to construct houses based on nationally popular house types and styles. Undoubtedly, they often purchased plans from architectural pattern books and, many may have ordered porches, trim packages, and whole house kits from mail order companies. However, many builders continued to employ the brick walls and segmental arched window and door openings so prevalent on the houses built by their ancestors, features that reflect Washington's vernacular Missouri-German building traditions. The Peters house has these features, but like many early twentieth century houses in town, it has both Victorian and Colonial Revival detailing. The porch has Victorian elements while the interior trim is more typical of the Colonial Revival style.

The house was built ca. 1914 by Louis Peters, a native Missourian who was employed at a Washington Lumber Yard.<sup>1</sup> Peters owned the house for approximately eight years before he built a new house. However, he did not move far. A newspaper article from July 1922 noted that

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<sup>1</sup> 1910 Census Records for Franklin County, Missouri show Louis Peters as a day laborer for a lumber yard.

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Louis H. Peters and Hy. Gumpenberger are the seventh and eighth wage-earners in Washington to receive \$100 from the Shoe and Finance Committee to be applied to the payment of new residences. Mr. Peters is erecting a home on Sixth Street between Burnside and Hooker....<sup>2</sup>

The new home built by Peters in 1922 is located across the street from his earlier residence.

Overall, the Peters house is an excellent example of the Gable Front property type in Washington, a popular twentieth century house form which was often given Victorian or Colonial Revival detailing. It also demonstrates the longevity of Missouri-German building traditions in Washington. It is very much intact and is in excellent condition.

**Chronology: From Land Tax Assessment Books, City Directories, Franklin County Atlases, United States Censuses, and Washington Historical Society Collections.**

1910 Tax Assessment - H. W. Kamp, Heining's Add. Block 3, Lots 1-5 \$50.

1910 Census - Louis Peters is listed as a 41 year old native Missourian who worked as a day laborer for a lumber yard. His wife's name was Minnie and they had two children, Walter and Ella.

1915 Tax Assessment - Louis H. Peters, Heining's Add. Block 3, W. 60' of Lot 5, \$380.

1922 Tax Assessment - Frank Brune, Heining's Add. Block 3, W. 60' of Lot 5, \$905.

1922 Directory - Frank Brune - 414 E. Sixth St. Note: Street numbers changed a great deal as Washington developed. Owner names were matched in the directory and the tax assessment.

1931 Directory - Geo. Heuther, 414 E. Sixth St.

1940 Tax Assessment - John and Carrie Brockmann, Heining's Add. Block 3, W. 60' of Lot 5, \$1150.

1940 Directory - J. F. Brockmann, 414 E. Sixth St.

1951 Directory - J. F. Brockmann, 414 E. Sixth St.

Note: No Sanborn coverage.

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<sup>2</sup> Newspaper clipping dated July 6, 1922. (Kiel Files p. 30491. Washington Historical Society, Washington, Missouri).

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SOURCES:

Baldwin, Robert Morton. Washington, Missouri Telephone Street Guide and Householder's Directory. Washington, MO: The Mullin-Kline and Miller Press, 1951.

Commercial Telephone Company. 1922 Directory of the Commercial Telephone Company. Observer Print Company, 1922.

Franklin County Deed and Tax Records, Franklin County Courthouse, Union, Missouri.

Hoffman, C. R. C. R. Hoffman's Washington, MO. Street Directory 1940. Washington, MO: C. R. Hoffman, 1940.

Schuyler Drury Publisher. Drury's Washington, Missouri City Directory. St. Louis: Schuyler Drury Publisher, 1931.

United States Census Records. Census Indexes and Population Schedules for Franklin County, 1910-1920. Microfilm on file with the State Historical Society of Missouri, Columbia, MO.

Washington Historical Society. Kiel Files p. 30491. Washington, MO.

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**10. Geographical Data**

**Verbal Boundary Description:** The West 60' of Lot 5 of Block 3 in Henry Heinings Addition to the City of Washington, Franklin County, Missouri

**Boundary Justification:** The boundaries represent all of the property currently and historically associated with the house.

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**Photographs**

The following information is the same for all photographs:

Peters, Louis, House  
Washington, Franklin County, Missouri  
Debbie Sheals & Becky Snider  
January, 2000  
Negatives on file with the State Historic Preservation Office  
101 East High Street  
P. O. Box 176  
Jefferson City, MO 65102

**List of Photographs**

Camera Angles are indicated on the Photo Key Map

1. Front (north) elevation, facing southwest.
2. North and east elevations, facing west.
3. South and west elevation, facing north.
4. North and west elevations, facing south
5. Entrance hall.
6. Entrance hall and front door.
7. Bedroom
8. Door Detail
9. Garage, facing west.

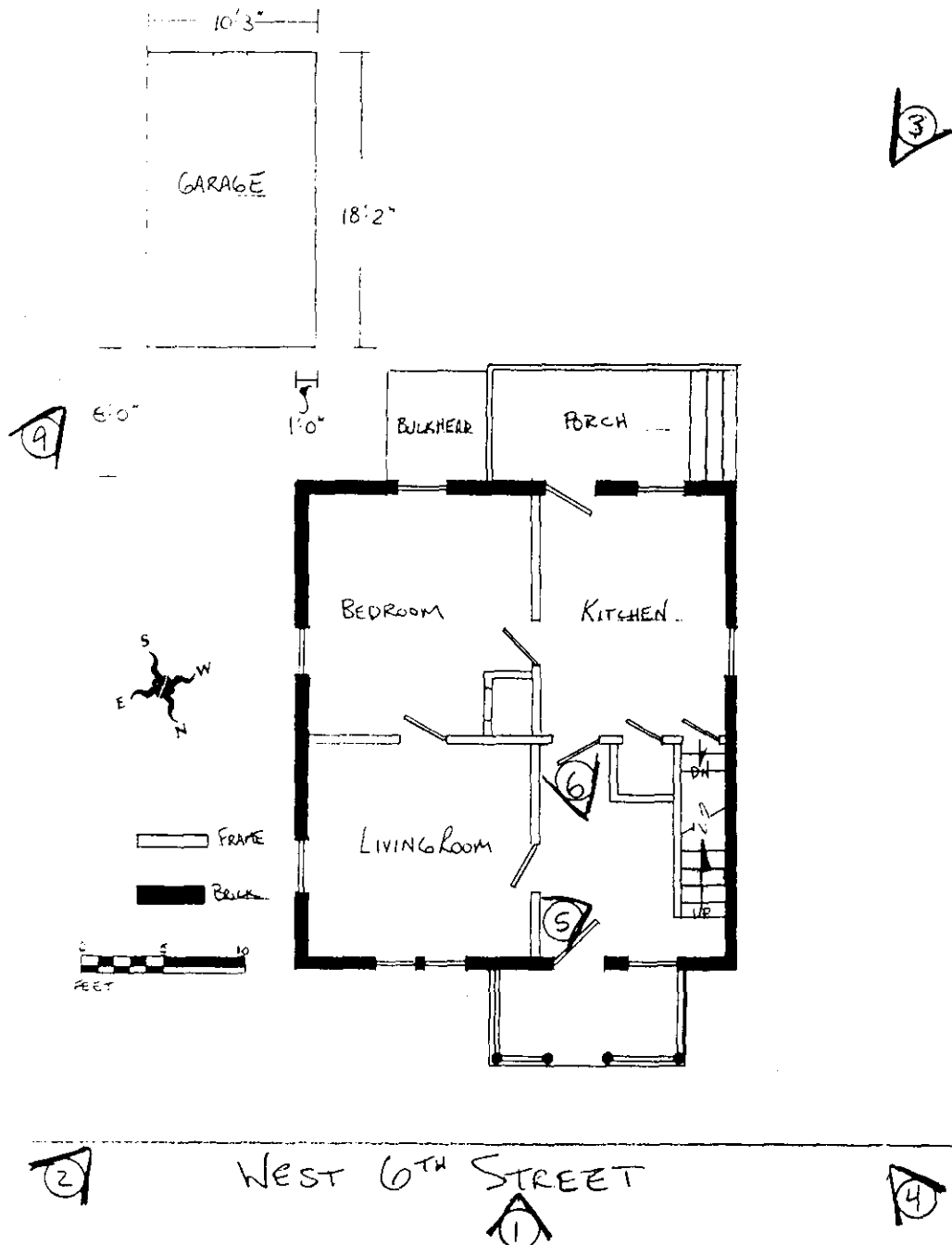
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Figure Three. Photo Key Map. Site Map and First Floor Plan. Drawn by Becky L. Snider.



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Figure Four. Photo Key Map. Second Floor Plan. Drawn by Becky L. Snider.

